

**8 DCSW2003/1416/RM - DEMOLITION OF REDUNDANT METHODIST CHAPEL AND ERECTION OF A DETACHED TWO STOREY DWELLING, OLD METHODIST CHAPEL, EATON BISHOP, HEREFORD, HEREFORDSHIRE, HR2 9QD**

**For: Mr A Clarke per Mr G Bacon, Brownings Acre, Whitehouse Lane, Alfrick, Worcester, WR6 5HE**

**Date Received: 12th May 2003      Ward: Stoney Street      Grid Ref: 4440 3907**

**Expiry Date: 7th July 2003**

Local Member:    Councillor D. C. Taylor

**1. Site Description and Proposal**

- 1.1 The application site is on the eastern side of the Class III road (C1199) that constitutes the main throughfare of Eaton Bishop.
- 1.2 The site has a red brick chapel on it, with a slate roof. There is a red brick boundary wall approximately 1½ metres back from the metalled edge of the C1199 road. There is little room to park a vehicle off the road. The chapel is understood to have become vacant in 1974. It was originally on a much smaller plot. This was enlarged when the applicant owned the adjoining dwelling (Carpenters) and he realigned the common boundary between the Carpenters and the Chapel. There is a two-storey dwelling to the south known as Orchard House, which was the village shop. The boundary between the Orchard House is staggered, it was originally delineated as a straight line, it was then amended following representations being made by the owner.
- 1.3 This site has a rear boundary with agricultural land and has a western outlook across the above mentioned Class III road and towards the graveyard of St. Michaels and All Angels Church.
- 1.4 The proposed dwelling is a two-storey, 3 bedroom dwelling comprising red facing brick under a Redland Grovebury, Breckland Black colour, tiled roof. The main element is 6.75 metres to the ridge aligned north-east to south-west, which is parallel to the highway (C1199) from which it will gain access.
- 1.5 There is a single storey element on the eastern side, i.e. away from the highway, and on the roadside side elevation is a lower two-storey element providing the third bedroom and bathroom over part of the double garage that is at right angles to the road.
- 1.6 The main building, which is narrower in footprint than the existing Chapel, is approximately 8.7 metres back from the metalled edge of the highway, the garage and lower two-storey element bring the building as close as 1.65 metres from the metalled edge of the same highway, which is just behind the line of the existing red brick wall that runs for a distance of 9.4 metres across the front of this site.

## 2. Policies

### 2.1 Hereford and Worcester County Structure Plan

Policy H.16A - Housing in Rural Areas

### 2.2 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria

Policy SH.8 - New Housing Development Criteria in Larger Villages

Policy SH.14 - Siting and Design of Buildings

## 3. Planning History

3.1 SH931024PF Alterations to existing church building to convert into one bedroom dwelling - Refused 22.09.93

SW2001/1970/O Site for erection of 3 bedroomed cottage style dwelling - Approved 06.02.02

## 4. Consultation Summary

4.1 The Environment Agency states that it understands the applicant proposes to connect to an adjacent private sewerage system, this system should be capable of accepting the increase in flow and loading. Also the land should have adequate permeability for surface water soakaway in accordance with BS6297: 1983.

## 5. Representations

5.1 The Parish Council's observations are awaited.

5.2 Three letters of representation have been received from:

G. P. Allen, The Manor House, Eaton Bishop, HR2 9QD  
Mr. & Mrs. A. Morris, The Carpenters, Eaton Bishop, HR2 9QD  
A. P. & A. J. Haines, Orchard House, Eaton Bishop, HR2 9QD

The following main points are raised:

- cramped site
- does not fall within definition of cottage style dwelling
- chapel of historic interest (1865) could be enlarged modestly, not destroyed
- Parish Council's previous recommendation as to re-use/modification of the Chapel have not been considered
- only 175mm from boundary and one metre from other property
- need 1.2 metre gap, what about future maintenance?
- no kink in boundary with The Carpenters
- windows on north and south elevations prohibited by conditions, will overlook house and garden, loss of privacy
- too close to road, narrow part of road difficult for 2 cars to pass
- our 1969 dwelling, had a 30 foot building line, this is closer, inconsistent and out of character
- chimney in living room, creates health and safety issue given slope of site, reduce height of it, suffer from bonfires now

- no indication of how effluent will be disposed, poor permeability of land, should go to Pulley Avenue
- bats in the Chapel, should be investigated.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 It is considered that the main issues relate to the loss of the Chapel, the form of the development, its relationship to adjacent boundaries, proximity to the road, and the means of foul drainage disposal.
- 6.2 The principle of erecting a dwelling on this site involving the loss of the Chapel has already been accepted at the outline stage. The need to provide a safe access and the ability to manoeuvre on site would entail the demolition of the Chapel.
- 6.3 The main building is well sited some 8.7 metres back from the metalled edge of the highway. Were the Chapel to be utilised in some way this would have brought the building closer to the highway. It is considered that the form of development does not detract from the character of the village, as further south older traditional buildings are even closer to the highway. Pushing the dwelling further into the site would possibly impact more on the property to the north of the site.
- 6.4 The dwelling is close to the boundary particularly on the northern boundary with The Carpenters, however the closest elements are single storey, i.e. the living room and garage. The two storey gable wall is between 1.3 metres and 0.65 metres away. The impact will be reduced by a line of evergreen trees growing on the other side of the northern boundary. It is not considered that unreasonable overshadowing of The Carpenters would occur, resulting in a loss of amenity.
- 6.5 The chimney provides a good visual element to the dwelling, however there is a potential for fumes according to Building Control Section. This would need to be resolved before permission could be granted and could entail the removal of the chimney.
- 6.6 A further issue relates to the means of foul drainage disposal, this will connect to a private sewage system at Pulley Avenue. The Council's Housing Manager and Welsh Water have been involved with the applicant on this matter. This is supported by the Environment Agency. This is a satisfactory means of foul drainage disposal, however confirmation of the route with a submitted plan would be required.
- 6.7 The outline planning permission contains a condition stating that no windows should be created at first floor level and above in the north and south elevations of any dwelling. This was attached as a safeguard against any dwelling proposed being sited further back into the site such that the private rear garden areas of the two adjoining properties would not adversely be overlooked. This is notwithstanding that there are no first floor windows in The Carpenters that overlook the site and although there is a narrow window at first floor level in Orchard House it is understood to be a stairwell window, and there is a double garage on the northern end of Orchard House, and a further three metres to the well established boundary between the sites. An en-suite bedroom window could be removed from the southern gable of the dwelling, there is also a dormer window in the south elevation of the western wing off the dwelling,

i.e. above the garage providing light to the third bedroom. This window could be placed in the gable end facing the highway. There is a window serving an en-suite bathroom on the north elevation, this would need to be removed and mechanical ventilation provided. Otherwise this application could not comply with the terms of the outline planning permission.

- 6.8 The access arrangement is acceptable, given the Head of Engineering and Transportation raises no objections.
- 6.9 The dwelling complies with the provisions of Policies GD.1, SH.8 and SH.15.

## RECOMMENDATION

**That subject to revisions being made to the positioning of first floor windows on north and south elevations, clarification with regard to the effect of the living room chimney, and confirmation of the route of the drainage connection, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:**

1. **A01 (Time limit for commencement (full permission) )**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

2. **A07 (Development in accordance with approved plans )**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

3. **The foul drainage shall be taken from the site to a private sewage plant to the satisfaction of the local planning authority.**

**Reason: In order to define the terms to which the application relates**

4. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows shall be constructed in the north and south elevations at the first floor level and above of the property.**

**Reason: In order to protect the residential amenity of adjacent properties.**

5. **E18 (No new windows in specified elevation )**

**Reason: In order to protect the residential amenity of adjacent properties.**

6. **E19 (Obscure glazing to windows )**

**Reason: In order to protect the residential amenity of adjacent properties.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.